

**Historic District Commission Meeting
Monday, August 15, 2011
Town Hall Meeting Room, Old Town Road.
7:00 pm**

Present: Members: Chair William Penn, Martha Ball, Dennis Riordan, Claire McQueeny, and Michael Ballard. Members Absent: Douglas Gilpin and Mark Vaillancourt. Terri Chmiel was present for the recording of the minutes.

Call to Order

Mr. Penn called the meeting to order at 7:04pm.

Matters from the Public not on the Agenda

There were no matters from the public.

Approval of Minutes for June 20, 2011, June 28, 2011, and July 18, 2011

A motion was made by Ms. Ball and seconded by Mr. Ballard to approve the minutes of June 28, 2011 and July 18, 2011 with minor changes. The motion carried with all in favor.

5 Ayes (Penn, Ball, Riordan, Ballard, and McQueeny)
2 Absent (Gilpin and Vaillancourt)

0 Nays

Final Review – Certificate of Appropriateness:

Coastal Resorts International. Plat 6, Lot 117-2. Application by Christopher Sereno of National Hotel to construct a fire pit and a patio area.

Business/Property owner Christopher Sereno and manager Julie Fuller presented. Mr. Penn presented a written decision from the Zoning Board regarding a variance from minimum parking requirements in which Zoning heard at their regular meeting in April 1983. The Zoning decision dated May 2, 1983 stated: “The parking variance is subject to the following stipulations: access will be provided to the West of the building so that emergency vehicles will be able to drive around the building; the trees to the Southwest of the proposed terrace will be deleted and the area provided as parking. Discussion ensued regarding the Zoning variance setbacks from the rear property line and overriding the restriction of the Zoning decision dated May 2, 1983.

Mr. Penn made a motion to defer action on this application pending a decision from the Zoning Board regarding the variance of the setbacks and the revision of the May 2, 1983 Zoning Decision for the west side of the building. Mr. Ballard seconded the motion with all in favor.

5 Ayes (Penn, Ball, Riordan, Ballard, and McQueeny)
2 Absent (Gilpin and Vaillancourt)

0 Nays

Ballards Inn Realty, LLC. Plat 7, Lot 023. Application by Sharon Cattera of Ballards Inn Realty, LLC to add brick/stone façade to the lower level of the porch.

Ms. Cattera presented at the meeting. Ms. Cattera returned to HDC with a sample board showing the type of stone to be placed on the lower level of the porch. The applicant also submitted printed photographs of the houses near the Atlantic Inn in which the same type of stone was used on the chimney.

A motion was made by Mr. Penn for approval for the River Rock Stones on the foundation of Ballards Inn Realty, LLC Plat 7 Lot 023 and seconded by Mr. Riordan.

3 Ayes (Penn, Riordan, and McQueeny)
2 Absent (Gilpin and Vaillancourt)

2 Nays (Ball and Ballard)

Tabled Items / Old Business

1. Update on issues regarding enforcement of violations.

Terri Chmiel informed the Commission on the following:

- A letter was sent to Snacks ‘n Stuff notifying the business owner to remove the window signs within 10 days of the date of the notice.
- Diamond Blue will receive a letter informing the business owner to remove window signs within 10 days.
- Marc Tillson, Building Official will send a Notice of Violation to the Bellevue referencing the Minimum Housing Inspection of the air conditioners and lattice work, the notice will also include the unapproved fire escape and fence.
- Marc Tillson, Building Official will send a Notice of Violation to the Old Harbor Take Out for sign violations.

2. Update on the Amendment to Chapter 7

Mr. Penn informed the Commission the Amendment would allow property owners to nominate their properties to be included in the Historic District. The Commission is waiting for Attorney Donald Packers recommendation of the Amendment.

New Business

1. Discussion of the Historic District Commission Procedures and Standards Guidebook, Section II. Application Procedures, Minor Changes to the Exterior.

This item was deferred until next month. A second request will be sent to Attorney Donald Packer for his assessment of the application procedures for minor changes.

2. Discussion of the Rules and Regulations of the Historic District Commission.

The consensus of the Commission was to wait for a more simplified template from Grow Smart Rhode Island.

3. Discussion of the Application for Nomination for the Historic District.

Mr. Penn discussed modeling a program similar to the city of Pawtucket for nomination of a property that is site specific as a historical significant structure. Discussion ensued for changes to the application and the criteria to be used from the Block Island Historic Survey from March 2008. This application cannot be implemented until the Town Council approves the Amendment to Chapter 7.

Secretary's Report

1. Election of Secretary.

There was no election of a Secretary.

Adjournment

The meeting was adjourned at 7:55 p.m. in a motion by Ms. McQueeney and seconded by Mr. Ballard and voted unanimously.

5 Ayes (Penn, Ball, Riordan, Ballard, and McQueeney)
2 Absent (Gilpin and Vaillancourt)

0 Nays

Respectfully submitted,
Terri L. Chmiel
Administrative Assistant
Building & Land Use Department
Approved: September 22, 2011